

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Evan & Laura Michaelides, owners

Property: 1809 Summer Street, Lot 10, Tract 11, Block 306, Shearn Subdivision. The property includes a historic 2,154 square foot, two-story brick veneer single-family residence situated on a 5,150 square foot (51.50' x 100') interior lot.

Significance: Contributing Brick Fourplex residence, constructed circa 1920, located in the High First Ward Historic District.

Proposal: Alteration – In January 2014 the applicant was permitted to wall over the original sash windows on the interior. In July 2014 the applicant received a Red Tag for exceeding their permitted scope of work and removing two sash windows and bricking in the openings. At the August 2014 HAHC meeting the applicant was denied a COA to brick in the two windows openings, the applicant has since reinstalled the 1-over-1 sash windows and walled over the windows on the interior. The applicant is now requesting a COA for the following:

- Install wood shutters on the exterior of the two reinstalled 1-over-1 sash windows on the rear of the east elevation on the second floor.

See enclosed application materials and detailed project description on p. 5-8 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 5, and 9

HAHC Action: -

APPROVAL CRITERIA

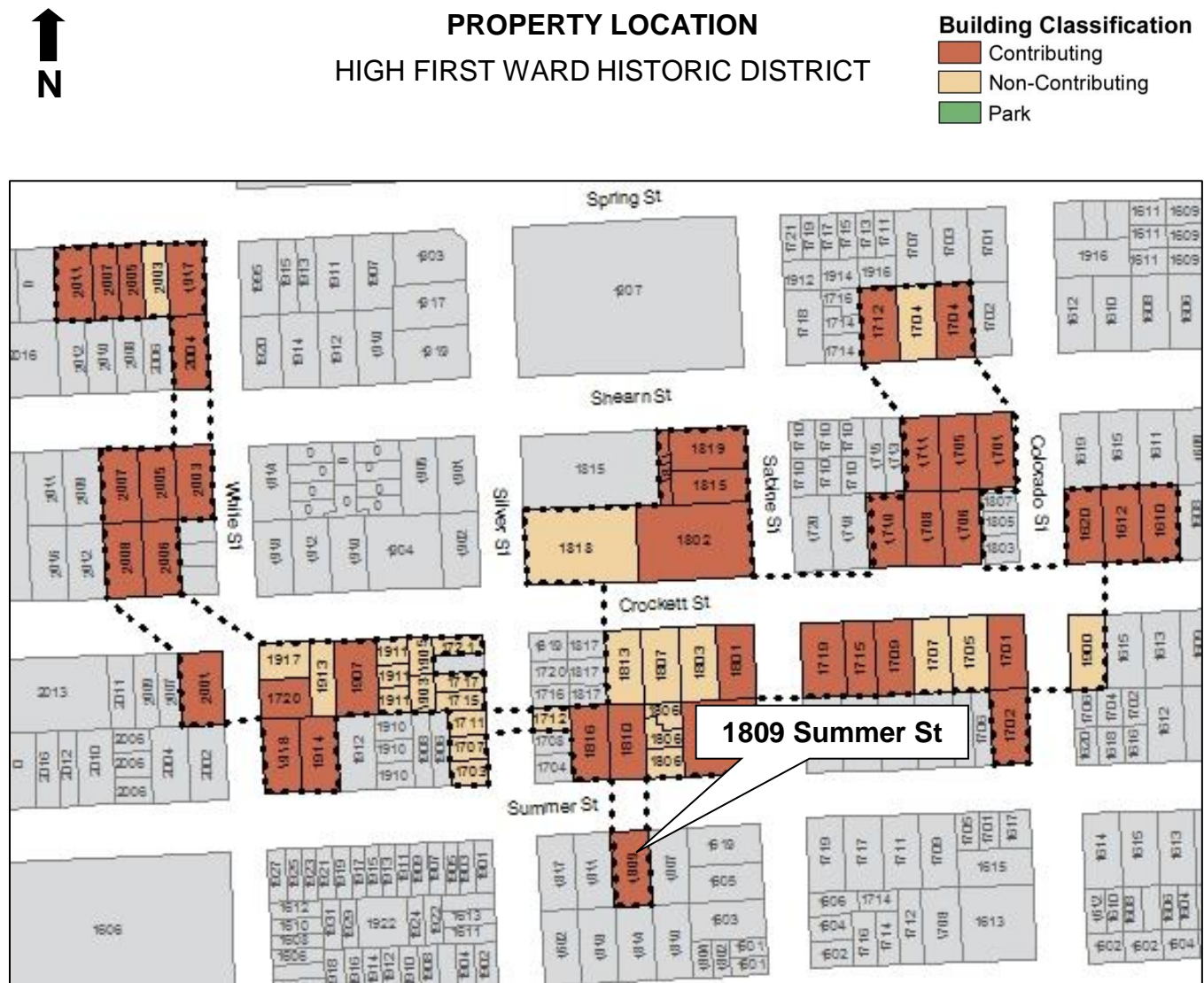
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The installation of the wood shutters over two existing wood 1-over-1 sash windows introduces an exterior element that was never present on the residence and alters the historic character.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The two-story brick residence has never featured wood shutters, the installation of wood shutters over the two existing wood sash window introduces an exterior element that was never present on the building and is not in keeping with the historic character.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The installation of the wood shutters alters the historic character of the residence by introducing an exterior elements that was never present on the residence.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



INVENTORY PHOTO



CURRENT PHOTO



EAST SIDE ELEVATION

EXISTING

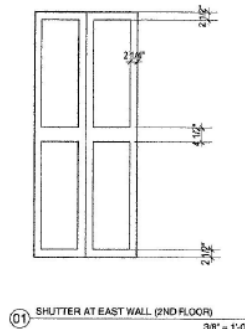
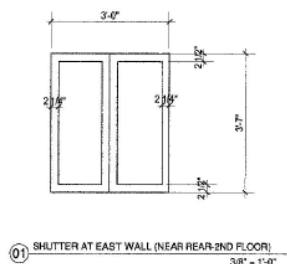
2 existing widows outline in red to be shuttered over



DENIED – 8/28/14



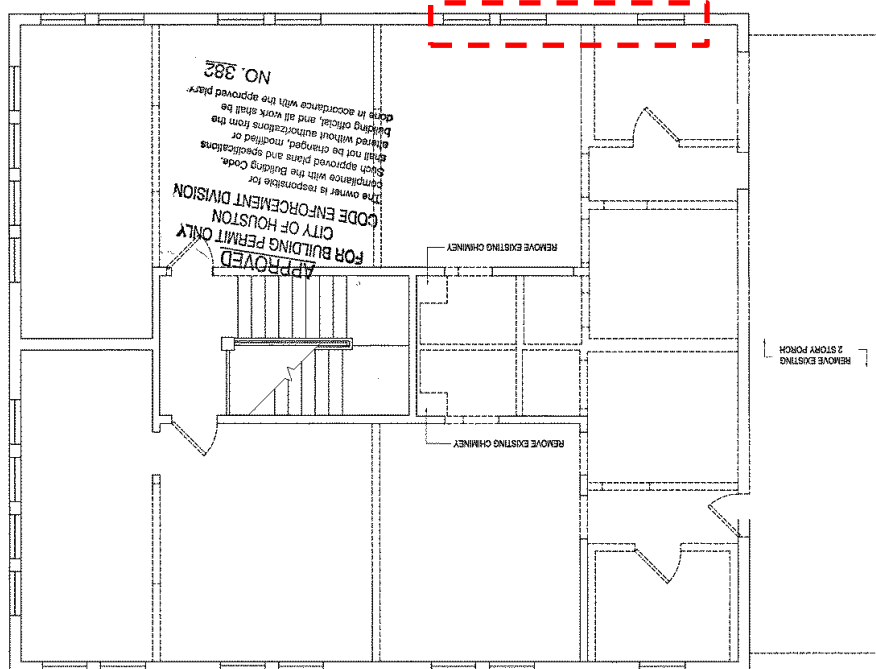
PROPOSED



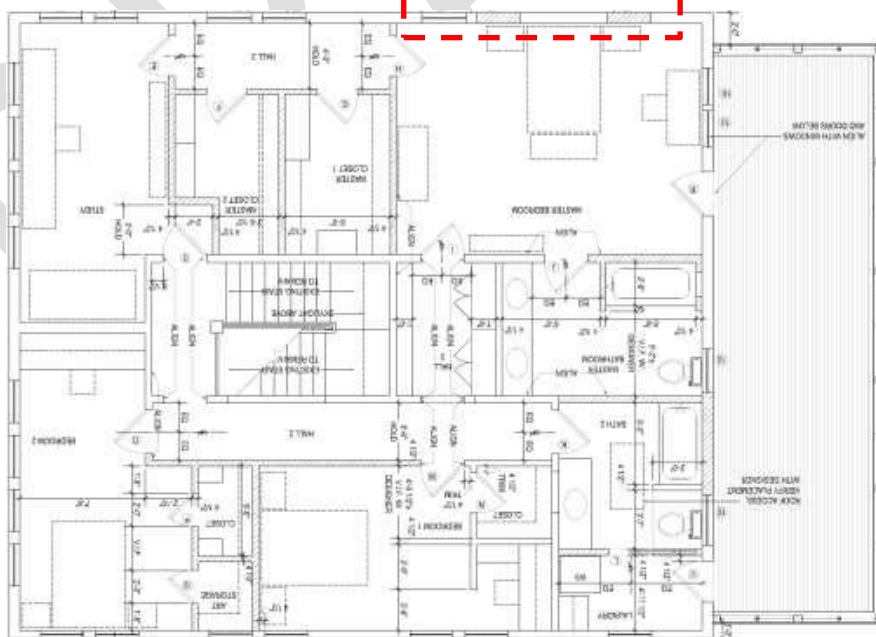


SECOND FLOOR PLAN


ORIGINAL CONDITION



DENIED – 8/28/14



COMPLIANCE DOCUMENTATION

 **CITY OF HOUSTON**
CODE ENFORCEMENT
Planning and Development Services Division
Public Works and Engineering Department

DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK

1809 Summer
Address: *Call (713) 837-7963*

AS PER SECTION 113.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
Did BRICK OVER 2 WINDOW OPENINGS ON EAST ELEVATION without permit or Certificate of Appropriateness. Citations and/or stopwork may be forth coming

1st NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2000.00 PER INCIDENT.

De acuerdo con la sección 113.1 del código de edificación de la Ciudad de Houston. Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

STRUCTURAL BUILDING INSPECTIONS: 832-394-8840

INSPECTOR ID *310* INITIAL *PS* DATE *7/22/14*

PROJECT DETAILS

Windows/Doors: The residence features 1-over-1 wood sash windows. Two windows on the second floor at the rear of the east elevation have been walled over on the interior. Wood shutters will be installed on the exterior of two 1-over-1 sash windows that have been walled over. The shutters will be installed over a single 1-over-1 sash window and the rear window in a pair of 1-over-1 sash windows.

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